

NOTICE OF ISSUANCE AND AVAILABILITY DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

Sunset Area Community Planned Action, City of Renton, WA

Notice is hereby given that the City of Renton has issued Draft Environmental Impact Statement (Draft EIS) for the Sunset Area Community Planned Action pursuant to the State Environmental Policy Act and the National Environmental Policy Act (SEPA/NEPA).

Description of the Proposal

Proposed Sunset Terrace Redevelopment. The proposal includes redevelopment of the Renton Housing Authority's (RHA's) Sunset Terrace public housing community, a 7.3-acre property with 100 existing units contained in 27 buildings that are 50-year-old, two-story structures, located at the intersection of NE Sunset Boulevard and Harrington Avenue NE. RHA also owns additional vacant land (approximately 3 acres with two dwelling units) along Edmonds Avenue NE, Glenwood Avenue NE, and Sunset Lane NE, and intends to purchase additional property adjacent to Sunset Terrace, along Harrington Avenue NE (which contains about 8 dwellings); RHA proposes to incorporate these additional properties into the Sunset Terrace redevelopment for housing and associated services. The Sunset Terrace public housing community units, facilities, and infrastructure are antiquated and the project is dilapidated.

Conceptual plans propose redevelopment of Sunset Terrace and adjacent properties with mixed-income, mixed-use residential and commercial space and public amenities. The redevelopment would include a 1-to-1 unit replacement for all 100 existing public housing units. All existing public housing units will be replaced either on-site or off-site, at locations within the existing Sunset Terrace site, and the Planned Action Study Area within the City; no net loss of low income housing units would occur. The project will require relocation of all existing residents and RHA is developing a relocation plan. It is expected that, with the Sunset Terrace property and associated properties owned or purchased by RHA, up to 479 additional new units could be constructed with a portion of the total units being public, affordable, and market rate. Public amenities would be integrated with the residential development and could include the following: a community gathering space or "third place;" civic facilities such as a community center, senior center, and/or public library space; a new park/open space; retail shopping and commercial space; and green infrastructure.

Adjacent Area. Sunset Terrace's redevelopment provides the opportunity to evaluate the neighborhood as a whole and determine what future land use redevelopment is possible and what public service and infrastructure improvements should be made in order to make this a more vibrant and attractive community for residents, businesses and property owners. The Draft EIS addresses the primary proposal of the Sunset Terrace area redevelopment as well as evaluates secondary proposals such as neighborhood redevelopment and supporting services and infrastructure improvements.

SEPA Planned Action. The City of Renton is also proposing to adopt a Planned Action Ordinance pursuant to SEPA. A Planned Action Ordinance, if adopted, would not require future SEPA threshold determinations or EISs for future projects that are consistent with EIS assumptions and mitigation measures.

Alternatives. The proposal is reviewed in terms of three alternatives.

Alternative 1, No Action. RHA would develop affordable housing on two vacant properties, but it would not redevelop the Sunset Terrace public housing property. Very limited public investment would be implemented, resulting in lesser

redevelopment across the Planned Action study area. A Planned Action would not be designated. The No Action Alternative is required to be studied under NEPA and SEPA.

Alternative 2. This alternative represents a moderate level of growth in the Planned Action Study Area based on investment in mixed-income housing and mixed uses in the Potential Sunset Terrace Redevelopment Subarea, targeted infrastructure and public services throughout the Planned Action study area, and adoption of a Planned Action Ordinance.

Alternative 3. This alternative represents the highest level of growth in the Planned Action study area, based on investment in the Potential Sunset Terrace Redevelopment Subarea with a greater number dwellings developed in a mixed-income, mixed-use style, major public investment in study area infrastructure and services, and adoption of a Planned Action Ordinance.

Proponent

Renton Housing Authority, Sunset Terrace area redevelopment, and City of Renton, private neighborhood redevelopment and public service and infrastructure improvements.

Location of proposal

Sunset Terrace is generally bounded by Sunset Lane NE and Glenwood Avenue NE on the north, NE 10th Street on the east, NE Sunset Boulevard on the south, and Edmonds Avenue NE on the west.

The planned action neighborhood study area is generally bounded by NE 21st Street on the north, Monroe Avenue NE on the east, NE 7th Street on the south, and Edmonds Avenue NE.

Lead agency for SEPA and NEPA Compliance

The City of Renton is acting as the Responsible Entity for compliance with the National Environmental Policy Act (NEPA) in accordance with 24 CFR §§ 58.1 and 58.4, and is the lead agency for compliance with the Washington State Environmental Policy Act (SEPA, RCW 43.21C).

Public Review and Comments

Agencies, affected tribes, and members of the public are invited to comment on the Draft EIS. A 45-day comment period is established for the Draft EIS concluding **5:00 p.m., January 31, 2011**. Written comments should be directed to the contact person below.

Contact Person: To submit written comments, or for more information, please contact:

Erika Conkling, AICP
Senior Planner
City of Renton Department of Community and Economic Development
1055 S. Grady Way
Renton, WA 98057
(425)430-6578 voice (425)430-7300 fax
econkling@rentonwa.gov

Hearing: A public hearing will be held for the public to provide verbal or written comment on the Draft EIS as well as on the proposed planned action ordinance. The public hearing will be held on January 5, 2011, at 6 p.m. before the Renton Planning Commission. The meeting will be held at the Council Chambers, 1055 S. Grady Way, Renton, WA 98057.

Availability of Document: Copies of the Draft EIS are available at the above address, the Downtown Renton Public Library, and the Renton Highlands Public Library for reference, and copies may be purchased for the cost of reproduction. The Draft EIS is also available on the internet and can be viewed or downloaded at: <http://rentonwa.gov/business/default.aspx?id=2060>

Responsible Official

City of Renton Environmental Review Committee (ERC)

PUBLICATION DATE: December 17 2010

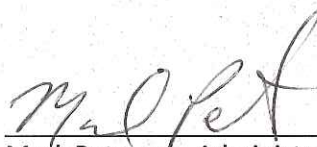
DATE OF DECISION: December 6, 2010

SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

12/06/10
Date



Mark Peterson, Administrator
Fire & Emergency Services

12/6/10
Date



Terry Higashiyama, Administrator
Community Services Department

12-6-10
Date



Alex Pietsch, Administrator
Department of Community &
Economic Development

12/6/10
Date